

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, November 14, 2019 at 7 PM** at the RiverMills Senior Center, Classroom 30, 5 West Main St. Chicopee, MA 01020

Meeting was brought to order at 7:00 PM.

Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Tom Reniewicz, Vice Chair	X		
Melissa St. Germain, Clerk	X		
Ronald Czelusniak			X
Michael Sarnelli	X		
Saulo DePaula	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot	X		
Assistant Planner	Patrick McKenna			X
Development Manager	James Dawson	X		
Associate Planner	Nathan Moreau			X

ITEM 1: Definitive Site Plan for the construction of an approximately 2,340 SF Florence Bank and associated site improvements. Location: 705 Memorial Dr. Applicant: Florence Bank c/o Mark Cavanaugh, 85 Main St., Florence, MA 01062

Notes: A Chris Karney from R. Levesque Associates presented the Definitive Plans for the project to the Board and attending public. Mr. Karney reviewed the SPRAC comments with the Board. Mr. Karney noted that most of the SPRAC comments could be addressed however; there was some disagreement with a couple of the City Engineer's comments. The Board advised Mr. Karney to work with the City Engineer to arrive at an agreed solution to stormwater and drainage issues in the vicinity of the Edbert Street access to the site. One Abutter was concerned about the fence between her property and the development site as well groundwater rising up and flooding her basement. Ward 6 Councilor Derek Dobosz was concerned about trash being dumped on the former Hu Ke Lau property.

Motion to approve with the condition that the Developer arrives at a solution with the City Engineer to mitigate stormwater drainage and to accept the SPRAC comments as conditions of approval was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 2: Liquor License – Application for a New All Alcohol Restaurant License. Location: 481 Grattan St. Applicant: Kiyomi, LLC., Contact: Kenneth Tan, 11 Victoria Park, Chicopee, MA 01020

Notes: The Applicant’s attorney presented the petition to the Board and provided information regarding the occupancy load of the building. Ward 8 Councilor Gary Labrie was in attendance and expressed concerns from his constituents with regard to the hours of operation; proposal is to be open until 2:00 AM. Councilor Labrie would prefer to see an 11:00 PM closing time as the restaurant is surrounded by residential uses. Councilor Labrie stated the renovations to the building were “looking good”.

Motion to recommend approval was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 5-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 3: Waiver of Frontage from 100’ to 59.85’ for the purpose of creating a building lot for a two-family dwelling. Location: Chicopee St. Assessor Map 500, Parcel 52. Applicant: Anthony Wheeler, 15 Gableview Lane, Southwick, MA 01077

Notes: The Applicant presented his petition to the Board noting he had done a similar project a couple years earlier in the Chicopee Center neighborhood. The Applicant was successful in obtaining a zone change to Residential B to make the entire property Residential B; the property had been split zoned Business A and residential B. The lot is in common ownership with the lot at 561 Chicopee Street therefore dividing the lot would create two nonconforming lots in place of a legal two-family house lot. Councilor William Courchesne along with a few abutters were in attendance. Councilor Courchesne expressed his appreciation for the upkeep of the property. Abutters were concerned about traffic and crashes that have occurred in the vicinity of the proposed lot; they were also concerned with school busses and safety of children at bus stops. It was the Board’s opinion that safe and adequate access cannot be provided at this location as it is directly across from Norman Street and its proximity to existing driveways. The Board’s opinion was also that the petition was not in the interest of the neighborhood residents. The Board vote to deny the Waiver.

Motion to approve for the sake of discussion was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 1 in favor to 4 opposed.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair		X		
Tom Reniewicz, Vice Chair		X		
Melissa St. Germain, Clerk		X		
Michael Sarnelli	X			
Saulo DePaula		X		

ITEM 4: Extension of Commencement of Construction of approved Definitive Site Plan per Site Plan Regulations Section 2-7. Project: Chicopee Hotel Redevelopment Burnett Road File # 18-6001

Notes: Per City of Chicopee Site Plan regulations Section 2-7 a developer is to commence construction on a project within one year of the approval of a Definitive Plan. Due to discussions and negotiations between the State and the Developer, construction on the project was delayed. Planning Staff supports the extension request.

Motion to approve was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5: Lot Releases – Ondrick Acres Phase III (Jean Circle) The Developer is requesting the release of lots in the new subdivision.

Notes: The Developer, Mr. Theodore Ondrick, is requesting the release of lots 59, 60, 62, 63 and 64 of the Ondrick Acres Phase III Subdivision. Mr. Ondrick provided a list of the remaining work on the subdivision with estimated costs. The City Engineer reviewed and accepted the estimated remaining work and cost. The Planning Board will continue to retain Lot 61 until completion of the subdivision work. Mr. Ondrick instructed the Board to add \$4,000 to the \$29,950 estimate to account for the expense of the required “As Built” plan and stone bounds.

Motion to approve was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 6a: ANR – Marion Street

Motion to approve was made by Melissa St. Germain and seconded by Cynthia Labrie. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair				
Tom Reniewicz, Vice Chair				
Melissa St. Germain, Clerk				
Ronald Czelusniak				
Michael Sarnelli				
Saulo DePaula				

ITEM 6b: ANR – Chicopee Flood Control Works, South Bank, Delta Park Area

Motion to approve was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 6c: ANR – 1293 & 1307 Burnett Rd.

Motion to approve was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 7: Minutes from October 3, 2019

Motion to approve was made by Thomas Reniewicz and seconded by Cynthia Labrie. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 8: New Business/Discussion

- Sign Lot Release form for Sycamore Lane approved October 3, 2019.

Notes: The Board signed the Lot Releases for the Sycamore Lane Subdivision and the Covenant for the project. No vote was necessary as the Board had approved the Lot Releases on October 3, 2019 and was only waiting for the Covenant paperwork from the Applicant.

ITEM 9: Adjournment – Next meeting December 5, 2019 (Tentatively at RiverMills Senior Center)

Motion to adjourn was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

Meeting adjourned at 8:33 PM.